



FOR LEASE

Professional Office & Retail Shell Space



SUITE
1020
2,633 SF

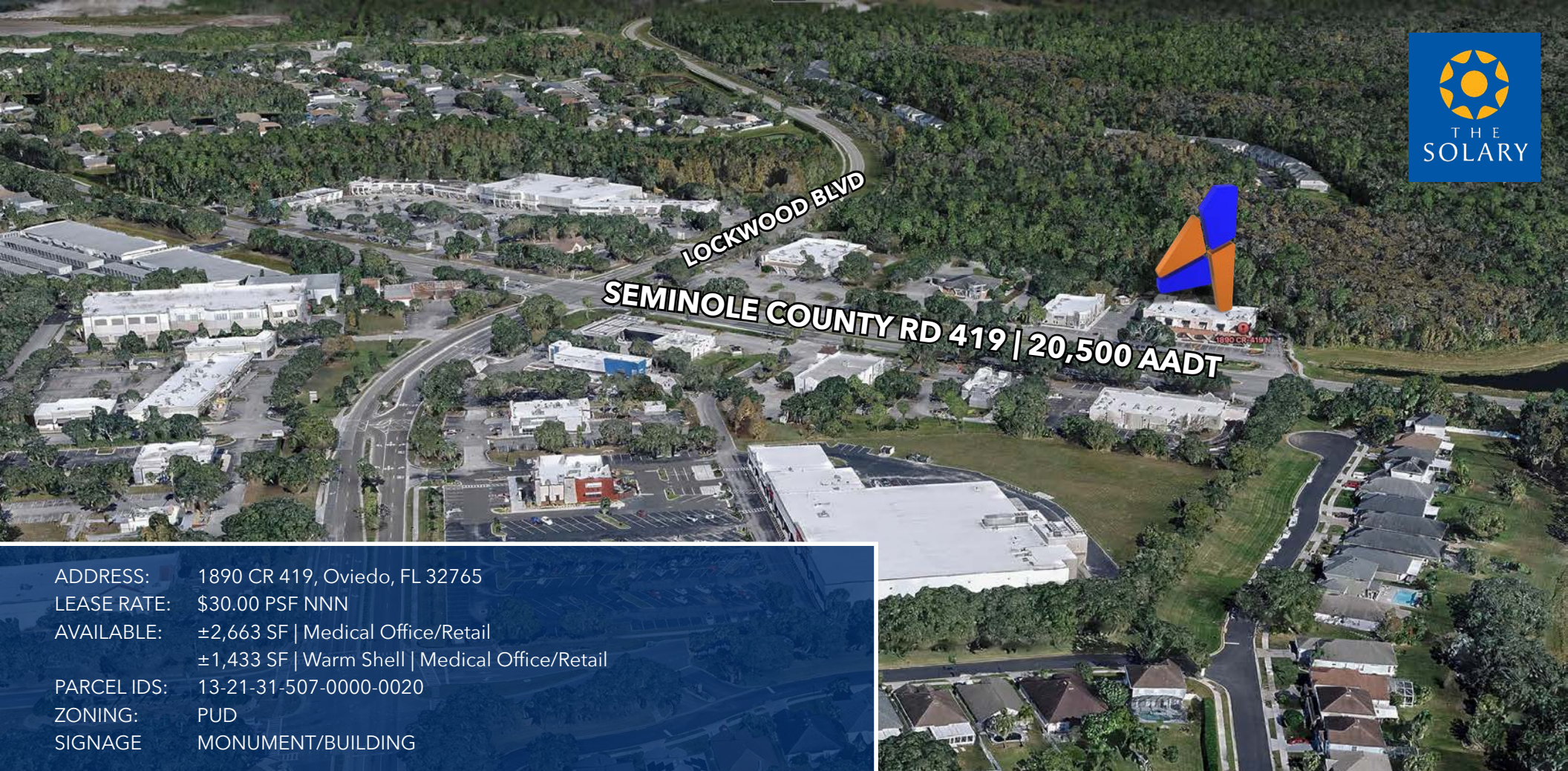
SUITE
2050
1,433 SF

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T W O S U I T E S A V A I L A B L E

FIRST FLOOR: Medical/Professional Office/Retail | 2,663 SF | \$30.00/SF NNN

2ND FLOOR: Medical/Professional Office/Retail | Warm Shell 1,433 SF | \$30.00/SF NNN



ADDRESS: 1890 CR 419, Oviedo, FL 32765
LEASE RATE: \$30.00 PSF NNN
AVAILABLE: ±2,663 SF | Medical Office/Retail
±1,433 SF | Warm Shell | Medical Office/Retail
PARCEL IDS: 13-21-31-507-0000-0020
ZONING: PUD
SIGNAGE: MONUMENT/BUILDING

OVERVIEW

The Solary at 1890 CR 419 presents a unique opportunity to join a well-established and professionally curated tenant mix within one of Oviedo's fastest-growing retail and office corridors. Anchored by strong in-place tenancy, the property offers immediate synergy, built-in customer traffic, and a stable business environment that is increasingly difficult to find in today's supply-constrained market.

Strategically located along CR 419, a primary east-west artery, the property benefits from excellent visibility, accessibility, and continued population growth throughout the surrounding trade area. Oviedo's evolution into a high-demand suburban submarket—driven by proximity to UCF, the Research Park, and ongoing mixed-use development—continues to attract both consumers and businesses seeking convenient, community-oriented locations.

The Solary combines the reliability of an established asset with the upside of a rapidly expanding market, making it an ideal location for medical, professional office, and service-oriented retail users looking to plug into both existing momentum and future growth.

HIGHLIGHTS

- Strong existing tenant mix driving consistent traffic and synergy
- Prime CR 419 frontage with excellent visibility and access
- Located in high-growth Oviedo submarket
- Ideal for medical, office, and service retail users

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BUILDING AERIAL



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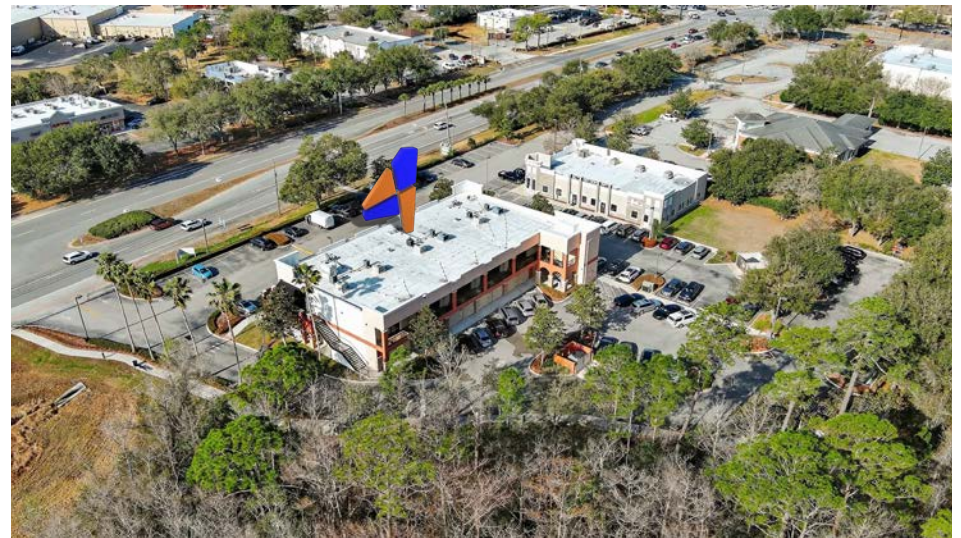
EXTERIOR PHOTOS | SIDE + BACK



PROPERTY ELEVATION | FRONT | AVAILABLE SUITES



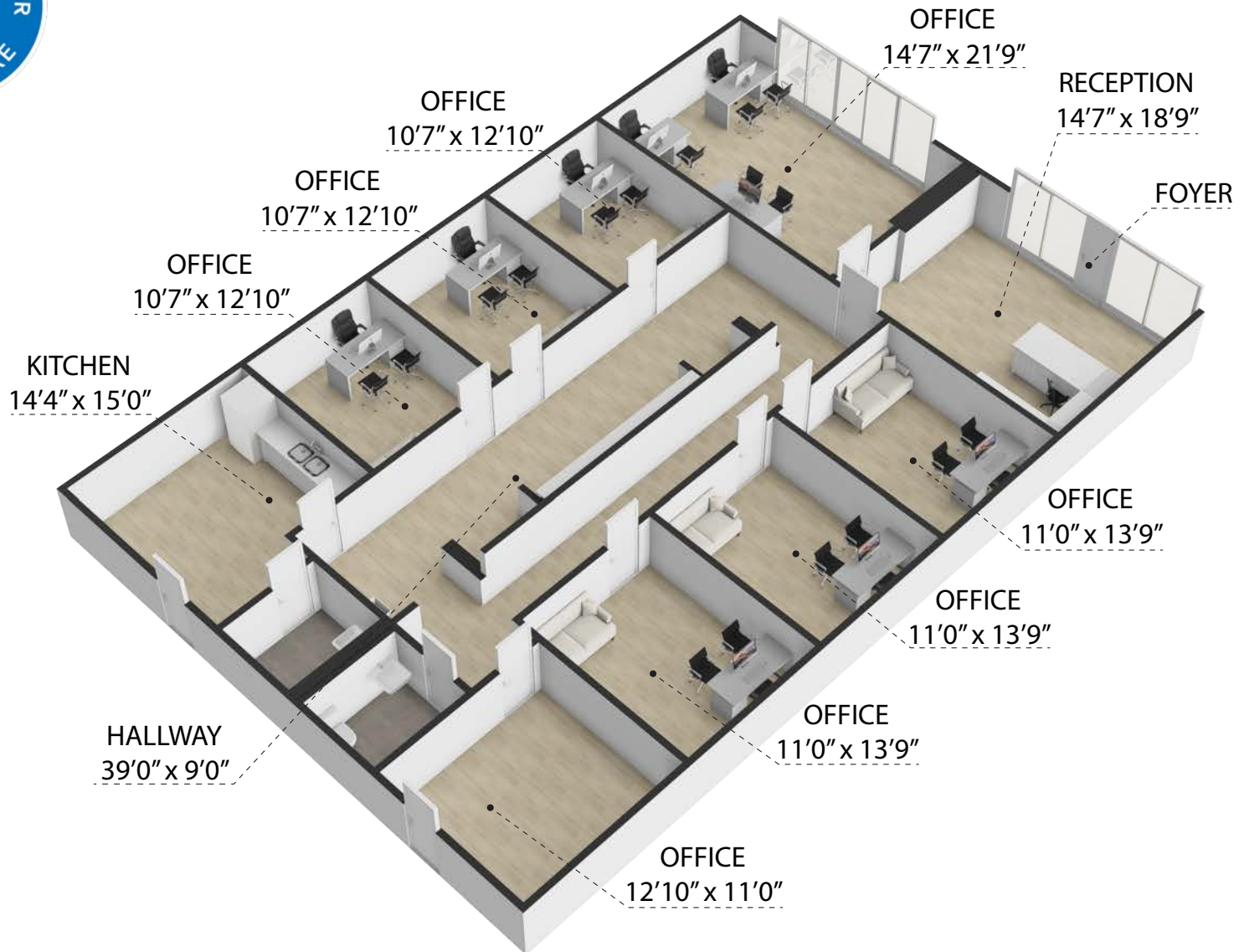
LOCATION AERIALS



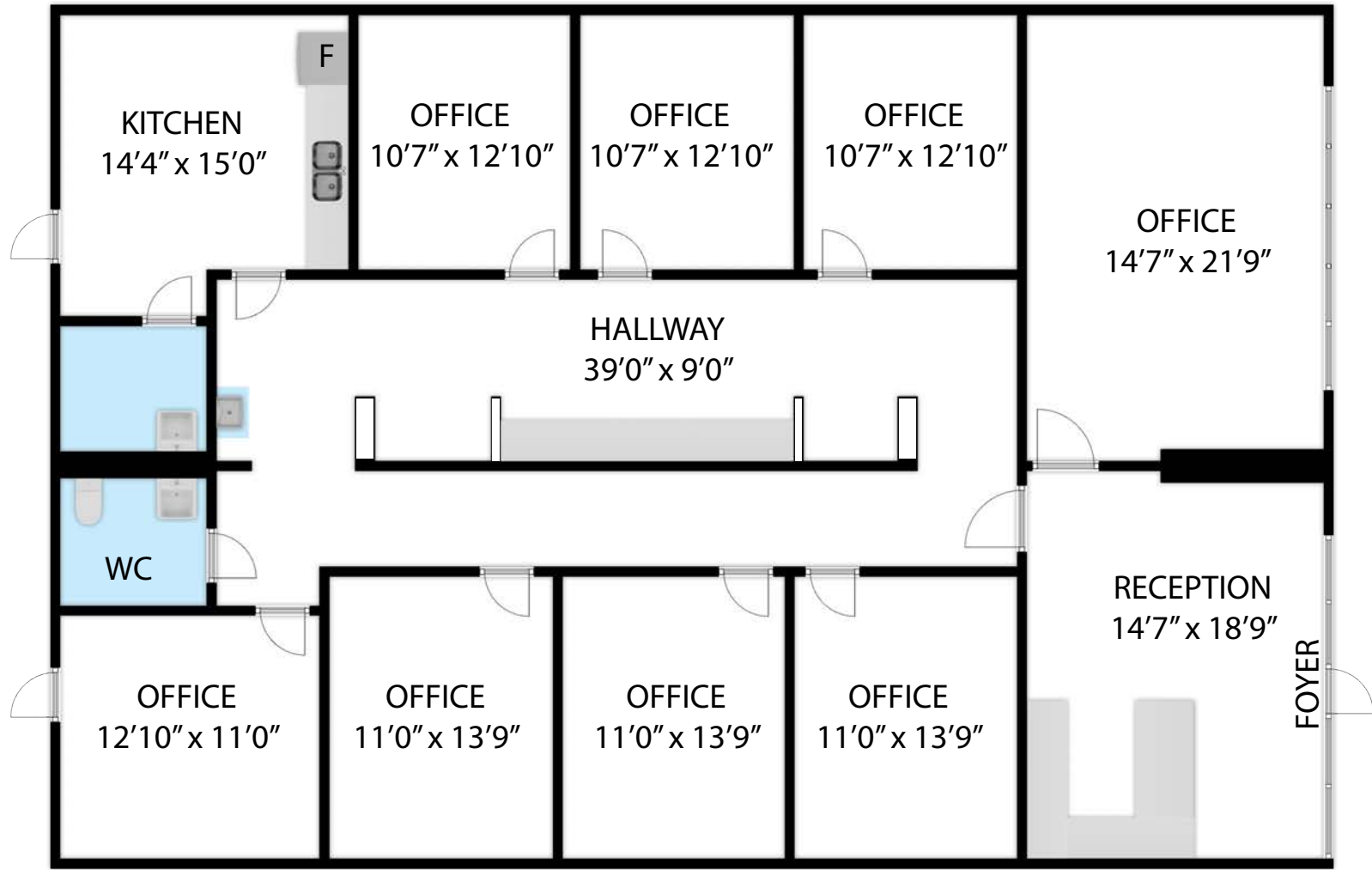
PROPERTY ELEVATION | STE 1020-30



FLOOR PLAN | SUITE 1020-30 | 2,663 SF



FLOOR PLAN | SUITE 1020-30 | 2,663 SF



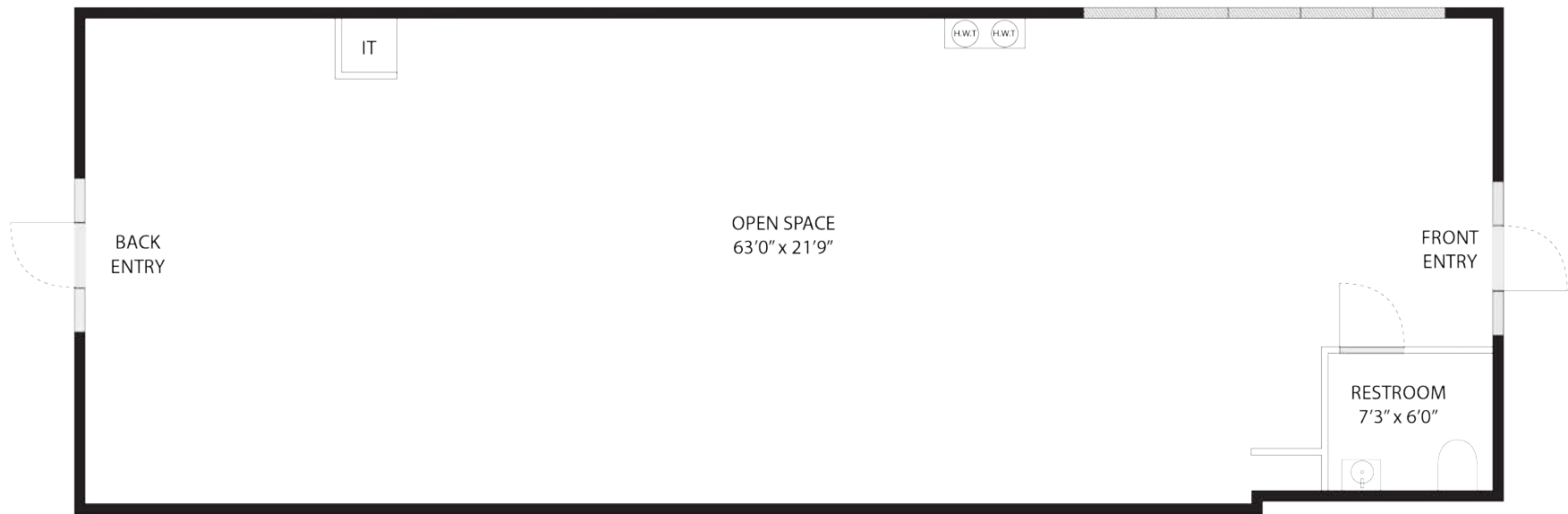
INTERIORS | SUITE 1020-30 | 2,663 SF



SUITE 2050 ELEVATION



FLOOR PLAN | SUITE 2050 - WARM SHELL | 1,433 SF



INTERIOR PHOTOS | SUITE 2050



LOCATION | DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
4,977	48,032	113,540

HOUSEHOLDS

1 Mile	3 Miles	5 Miles
1,728	16,246	36,370

HOUSEHOLD INCOME

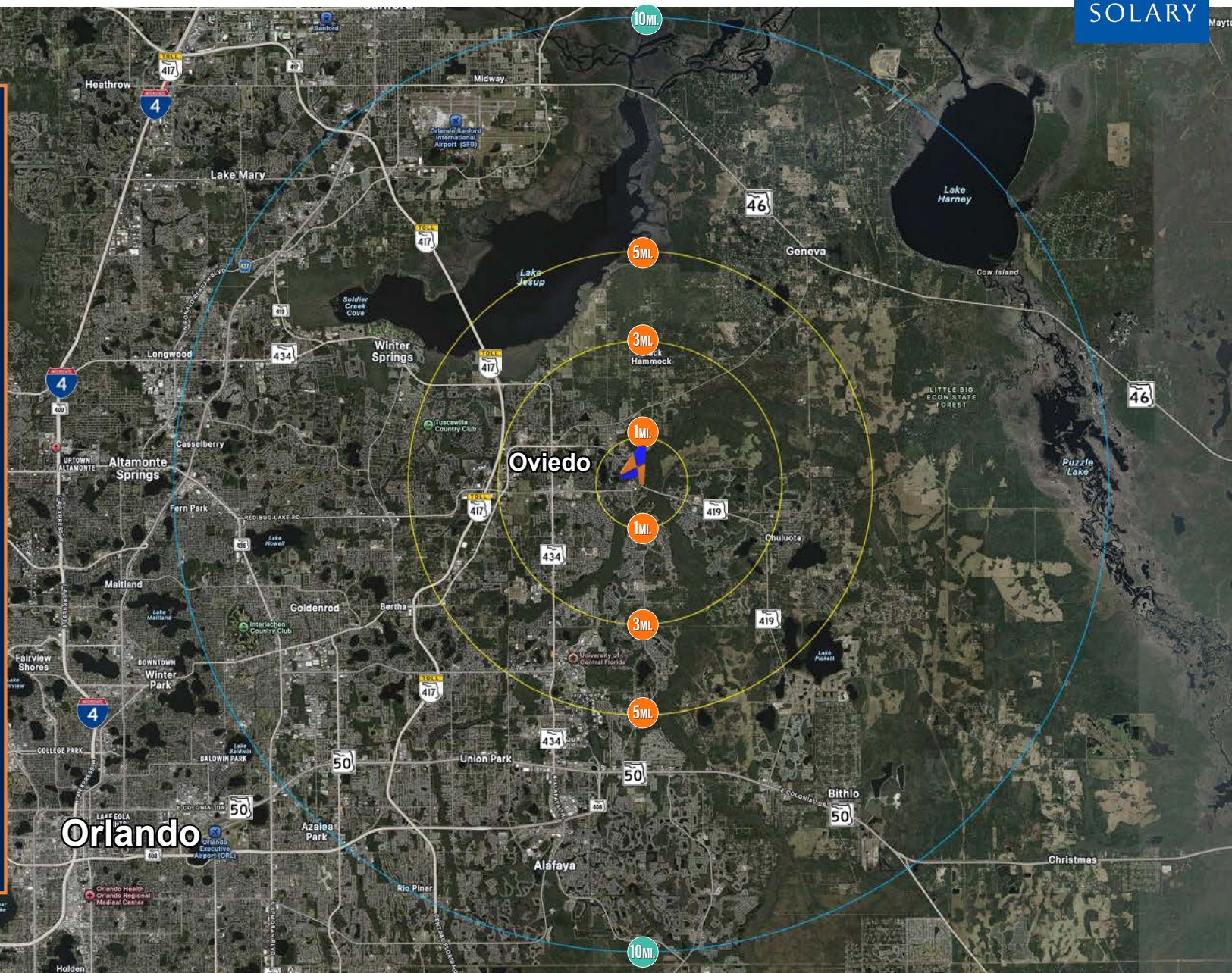
1 Mile	3 Miles	5 Miles
\$137,314	\$135,013	\$125,470

BUSINESSES

1 Mile	3 Miles	5 Miles
382	2,246	4,569

EMPLOYEES

1 Mile	3 Miles	5 Miles
2,835	14,957	46,474



Arya at Oviedo

Mixed-Use • Age-Restricted • SR 419 & Lockwood Blvd, Oviedo, FL

A significant mixed-use development is advancing immediately adjacent to The Solary's trade area. Arya at Oviedo represents a major vote of confidence in this corridor – bringing density, walkability, and a built-in residential consumer base to a location historically defined by single-use, auto-dependent development.



Why This Matters for The Solary

The Arya project is a direct market signal that the SR 419 / Lockwood corridor is transitioning from single-use suburban fabric to a denser, more walkable mixed-use environment — precisely the kind of neighborhood evolution that drives sustained demand for professional medical and service-oriented tenants.

Captive Residential Demand

172 age-restricted households within walking distance add a concentrated, high-utilization patient and consumer base uniquely well-suited to the medical and wellness-oriented services at The Solary.

Corridor Momentum

The same 100-acre PUD has already delivered a residential neighborhood and a Truist bank branch. Arya represents the next phase of an activated, multi-use node with retail at its base.

Walkable Mixed-Use Paradigm

City leadership is actively steering development toward mixed-use density and reduced car dependency — a trend that rewards well-located medical office with proximity to the residents it serves.

Population Growth Context

Oviedo has grown by roughly 700 residents per year since 1990. The pressure to build up — not out — is institutional, sustained, and accelerating, underpinning long-term occupancy fundamentals.



LOCAL POINTS OF INTEREST





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